

**ECKERSLEY HALL BUILDING COMMITTEE
MONDAY, AUGUST 13, 2012
POLICE DEPARTMENT COMMUNITY ROOM
6:00 PM**

Members Present: Ron Klattenberg, Phil Pessina, Trevor Davis, Augie DeFrance, Ed Dypa, Ryan Kennedy, Annabelle Malone, Ed Monarca, Larry Riley
Members Absent: Bill Wasch
Others Present: Beth Lapin, Ron Organek, Jim Salemi (Middletown Press), Shawn Beals (Hartford Courant), Bob Dobmeier (Public Works)
Guests: John Ireland (SP+A)

1.0 OPEN MEETING

Chair Klattenberg opened the Eckersley Hall Building Committee meeting at 6:00 PM at the Police Department Community Room. He reported Bill Wasch had quintuple bypass surgery, is doing well, and will miss several meetings.

2.0 APPROVAL OF MINUTES

Chair Klattenberg asked for approval of the July 23, 2012 minutes. It was noted that Trevor Davis also volunteered for the Citizen's Bank event. Ed Dypa made the motion to accept as amended, seconded by Augie DeFrance. The vote to approve was unanimous, with Ron K. abstaining.

**3.0 FINANCIAL REPORT
FINANCIAL STATEMENT**

Beth reviewed the financial statement that covered expenses since the July report, which were payments for her salary and payroll taxes. Trevor suggested, and the committee concurred, that the Patnaude contributions be lumped into one line. Beth clarified that, if the bond passes, use of these funds will be a joint Senior Affairs/Eckersley-Hall committees decision, with final approval by Ray Santostefano.

BUDGET ITEMS

SP+A submitted an invoice for \$220 for water testing and \$4,977 for 10% of the construction phase. The committee asked SP+A to let Beth know ahead of time if there are future potential city fees so she can attempt to waive them. Augie DeFrance made a motion to expend \$5,197 for these expenses. Trevor Davis seconded the motion and the vote was unanimous.

4.0 PUBLIC COMMENTS

Ron O. showed a Quonset hut design that the Veterans Museum committee had previously approved that might be less expensive than ModSpace. Ron K. clarified that the funds in the referendum would cover the most costly contingency. Choices about specifics would be made later by the Veterans Museum group and the mayor.

5.0 OLD BUSINESS

LEED CERTIFICATION REQUIRMENTS: John Ireland

John reviewed the two LEED options for the committee: (a) new construction which is more elaborate and expensive or (2) commercial interior, which is less renovation and less costly. Ed Dypa made a motion to approve an amendment to SP+A's contract based on their letter dated July 9, 2012, for LEED 2009 for commercial interiors fees of \$44,500. Augie DeFrance seconded the motion. The vote to approve was unanimous.

SITE MODULAR UNITS

MODSPACE ESTIMATES

Ron reiterated that funds in the cost analysis covers a complete a transfer of the assets to Veterans Park, including \$335K for new construction from ModSpace.

DEMOLITION ESTIMATE

ModSpace estimated \$30K for demolition, which, when added to the \$335K for new units, brings the total to \$365K. In addition, the Common Council budgeted \$75K to support the transition.

THE CONNECTION

Power Team is a program run by The Connection comprised of adults doing community service as an alternative to incarceration. Ken Arnell and his supervisor looked at the three modular units; they may have a location where they could move them. If not, they could also assist with demolition.

6.0 NEW BUSINESS

REVISED DESIGN PLANS AND COST ESTIMATES

DISCUSSION OF PROJECT PLANS: John Ireland

John presented two revisions for the front entrance: one with a rectangular cover and a second with a round awning at the front door. The retaining wall was changed to the same color as the lower part of the building. Ed Monarca, seconded by Larry Riley, made a motion to support the curved canopy entrance. The vote was unanimous.

Revised rendering for the lobby included wood tones, wainscoting, and other features more typical to the building. Annabelle Malone made a motion to support the revised lobby design. Seconded by Ed Dypa, the vote was unanimous.

REVIEW OF CURENT COST ESTIMATE

Ron K. reviewed the projected cost analysis and the source of each cost, including a recent meeting with Bill Oliver about IT and Security needs. Ron clarified that soft costs generally cover the deskwork for the project. Total for the project is \$5,720,000. Existing funds subtracted from this led to a total of \$4,840,000 required, which was rounded to \$4.85 million for the bond resolution and ordinance.

DRAFT BOND ORDINANCE

Beth read Section 1 of the draft bond ordinance:

The sum of \$4,850,000 is appropriated for the planning, site improvements, construction and restoration of the Eckersley Hall Building and former St. Sebastian Elementary School for use as a City Senior/Community Center, including, without limitation, interior and exterior renovations, historic preservation, repairs, electrical, plumbing, mechanical, energy conservation, security

systems, water and sewer improvements, elevator, parking, site work, site improvements, including but not limited to the removal of the site modular building(s) and replacement at Veteran's Memorial Park, landscaping, walking path, roofing, insulation, equipment, furnishings, demolition, removal and mitigation of asbestos or other hazardous materials, architecture and engineering fees, historic research, testing, surveying, and construction inspection, in accordance with a report entitled "Middletown Senior/Community Center, Schematic Design Submission, 61 Durant Terrace, Middletown, Connecticut" dated March 26, 2012, prepared by Silver/Petrucelli + Associates, Hamden, Connecticut, as well as administrative, printing, legal and financing costs related thereto (hereafter the "Project"). Said appropriation shall be inclusive of state and federal grants in aide thereof.

Augie DeFrance made a motion and Ed Dypa seconded the motion to approve authorization of the bond. The vote was unanimous.

PROJECT REVIEW AND APPROVAL

Ron K. read the resolution to be submitted to the common council with the ballot question being:

Shall the ordinance entitled 'AN ORDINANCE APPROPRIATING \$4,850,000 FOR THE PLANNING, SITE IMPROVEMENTS, CONSTRUCTION AND RESTORATION OF THE ECKERSLEY HALL BUILDING AND FORMER ST. SEBASTIAN ELEMENTARY SCHOOL FOR USE AS A SENIOR/COMMUNITY CENTER AND AUTHORIZING THE ISSUE OF \$4,850,000 BONDS OF THE CITY TO MEET SAID APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE', as adopted by the Common Council on August 30, 2012, be approved? YES NO

Ed Dypa moved and Larry Riley seconded a motion to approve the resolution providing for referendum. The vote to approve was unanimous.

GRANTS AND OTHER COST SAVING MEASURES

SHPO TAX CREDITS

Ron K felt there would be high probability that the project would qualify and obtain tax credits. The actual number could range from \$900,000 to \$1.2M, so \$1M was used in the cost analysis.

SHPO HISTORIC RESTORATION GRANT

Beth reported she, John Ireland, Joe Samolis, and Ron K. will be meeting at Eckersley-Hall with Laura Mancuso from SHPO on Wednesday, August 15, at 2:30pm to review potential projects for this grant.

CT HISTORIC PRESERVATION GRANT

Cupola restoration might fit well into this grant. Additional information about its current condition and grant requirements will be obtained.

CLEAN ENERGY COMMUNITY GRANT

This grant potentially could offset energy efficiency cost, such as geothermal wells (which might run about \$250K) or photovoltaic canopies.

CL&P ENERGY EFFICIENCY FUND

Special grants (from a fraction of a penny from our bills) administered by CL & P might be available for energy efficiency lights, etc. John Ireland will review how this might be accessed.

SPECIAL COMMON CONCIL MEETING: AUGUST 30

In May, this committee presented the idea and concept for the Middletown Senior/Community Center to the council and the general public. The Common Council will hold a special meeting on August 30 at 7:00PM to hear about the changes and best estimates of the cost. Public will be encouraged to attend. After a presentation by Ron, SP+A, Phil, and others, the Common Council will vote on the bond ordinance and referendum.

Senior Affairs Committee will meet next Monday, August 20, to review and approve this plan prior to the Common Council meeting.

7.0 OTHER BUSINESS

There was no other business.

8.0 ADJURNMENT

Chair Klattenberg asked for a motion to adjourn. Made by Ed Dypa and seconded by Larry Riley, the vote was unanimous and the meeting adjourned at 7:18 PM.